



PORTS OF NORMANDY

**Call for expressions of interest following an unsolicited expression of interest –
Article [L 2122-1-4](#) of the General Public Property Code**

**Terre-Plein des Flamands and Terre-Plein des Mielles hard standings -
Cherbourg**

CEI regulations

Closing date and time for expressions of interest: Friday the 25th of September

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1 OBJECT OF THE CALL FOR EXPRESSIONS OF INTEREST

1.1. – Background

Ports of Normandy is the regional port authority (*Syndicat mixte*) which owns the land and buildings making up the ports of Caen-Ouistreham, Cherbourg and Dieppe.

Ports of Normandy has received confirmation from a private operator of its wish to occupy almost 40 hectares of port space situated on the Les Flamands and Les Mielles hard standings at the port of Cherbourg. This occupation is requested for the period from 1 July 2027 to 31 December 2030, to support a project involving the installation of offshore wind turbines.

Ports of Normandie wishes to expand its public domain and considers that the allocation of this domain is respected, on the basis of [Articles L. 2122-1 et seq. of the General Code on the Property of Public Persons](#), when it enters into occupation agreements for the public domain with the aim of hosting activities related to Marine Renewable Energies (MRE).

As a result of this unsolicited expression of interest, in accordance with Article [L. 2122-1-4](#) of the French Public Property Code (*Code général de la propriété des personnes publiques*), Ports of Normandy is now issuing a public notice to ensure that there are no other operators interested in occupying all or part of the port spaces concerned.

1.2. – Procedure

The procedure is initiated in accordance with the provisions of Order no. 207-562 of 19 April 2017 on the property of public entities, codified in Articles [L. 2122-1-1](#) et seq. of the General Public Property Code (*Code général de la propriété des personnes publiques*), under which the granting of permits to occupy the public domain with a view to the conducting of an economic activity must be the subject of a prior publication and selection procedure that satisfies the principles of impartiality, transparency and publicity.

The procedure is governed by the following basic principles:

- Principle of impartiality: the contract will be awarded after a call for expressions of interest based on the criteria set out in Article 6;
- Principle of transparency and publicity: this call for expressions of interest is being published on the Ports of Normandy website for a period of 4 weeks.

1.3. – Description of the port spaces

The areas covered by this procedure, located within the Cherbourg port area, namely the Flamands and Mielles hard standings, represent a total area of approximately 483,000 sqm.

Annex 1 to these consultation regulations sets out, by period, the plots of land subject to this notice, together with an indication of their status:

- Unallocated plots;
- Plots that have already been subject to a transparency measure and for which reservation agreements have been signed with the operators EMMN and HYDROQUEST. These plots may only be reallocated to a third party for the period in question with the explicit consent of the beneficiaries of the reservation agreements.
- Plots that have previously been subject to a transparency measure in the past, but for which no reservation or lease agreement has since been signed. These plots may be reallocated as part of this procedure, provided that no prospect of signing a reservation or lease agreement is envisaged in the short term with the previously designated successful bidders. Otherwise, the latter benefit from a priority right of allocation.

Ports of Normandy reserves the right to divide these approximately 48 hectares into “lots”, in accordance with the plan set out in Annex 1, each lot corresponding to an area which an occupier will be authorised to occupy and use pursuant to an agreement constituting an authorisation to occupy the public domain entered into for that purpose. These lots/parcels may also be further subdivided.

Should a candidate be authorised to occupy several lots, Ports of Normandy reserves the right to enter into only one formal public-domain occupation agreement covering all lots allocated to that candidate. The exact number of lots has not yet been determined. The final number of lots to be allocated to the selected operators, as well as the surface area of each lot, will be determined precisely by *Ports of Normandy* in light of the proposals submitted by the candidates, no later than prior to the submission of final offers and/or the selection of the successful occupiers.

The characteristics of the Port of Cherbourg are presented on the Ports de Normandie www.portsdenormandie.fr/en/sectors/marine-renewable-energies
A plot plan in .DWG format is provided in Annex 2.

1.4. – Occupancy period

The term of occupation envisaged by the applicant covers the period from 1 July 2027 to 31 December 2030, i.e. approximately three and a half years.

The occupancy period may be preceded by a period referred to as the "reservation period" during which:

- the port spaces will be reserved under a reservation agreement for the candidate(s) selected,
- the candidate(s) will, where applicable, pay a reservation fee in accordance with the award criteria described in Article 6.1

In accordance with the provisions of Article [L.2122-2](#) of the General Public Property Code, the term of the public domain occupancy agreement will be determined so as not to restrict or limit free competition beyond what is necessary to the amortisation of the investments planned by the candidate and a fair and sufficient remuneration of the capital invested.

Depending on the candidates' proposals concerning the length of the desired occupancy and reservation periods, this procedure may lead Ports of Normandy awarding occupancy agreements and/or prior reservation contracts to several operators concurrently or successively over the period specified in the first paragraph of this article.

2 CEI PACKAGE

2.1. – Contents of the CEI package

The CEI package contains only these CEI regulations.

2.2. – Changes to the CEI package

Ports of Normandy reserves the right to make any additions, clarifications and/or changes to the CEI package as long as the principle of equal treatment of candidates is respected.

All candidates will be informed of such additions, clarifications and/or changes to the CEI package within a timeframe that allows them to usefully take them into consideration before submitting their bids. Candidates will be obliged to take such additions and changes into account before the deadline for the submission of bids.

If the deadline for the submission of bids is postponed, the provision above will apply to the new deadline.

2.3. – Visit to the site

Candidates wishing to visit the site should put in a request to Ports of Normandy.

3 DEADLINE FOR SUBMISSION OF BIDS

Candidates wishing to respond must submit their bid, in accordance with the conditions set out in Article 5, by the following deadline: Friday the 25th of September, 6.00 PM (French time)

4 PROVISIONAL PHASING OF THE PROCEDURE

After receiving the initial bids, Ports of Normandy will be free to enter into negotiations with the candidates. The port authority already plans to enter into a negotiation phase. However, the port authority reserves the right to enter into one or more additional negotiation phases.

All the candidates concerned will be informed in advance of the arrangements concerning the negotiations (date, place, subjects concerned, precise procedures for the conduct of each session) by means of invitations sent out no later than three days before the start of the negotiations.

The negotiation phase is envisaged between mid-October 2026 and mid-November 2026.

Each negotiating session will be scheduled with a similar duration for all of the candidates. The candidates may bring with them any materials they deem useful to present their case.

Written documents may be exchanged by the port authority and the candidates at these negotiating sessions. After each session and/or negotiation phase, the port authority may, where appropriate, ask each candidate concerned to confirm, within a reasonable period of time that will be determined by the port authority, any clarifications, additions and/or changes that it has made to its bid during said negotiating session and/or said negotiation phase.

In response to such a request, candidates will have to provide, by the deadline given, a supplement to their bid intended to clarify, complete and/or modify it following on from the discussions at said session and/or negotiation phase.

The port authority may, during or after a negotiation phase, invite candidates to one or more additional negotiating sessions.

When Ports of Normandy considers, in light of the quality of the bids submitted and the results of the negotiating sessions, that the negotiations are complete, it will invite the candidate(s) not eliminated during the negotiations to submit its (their) best and final offer.

The candidate(s) must then submit its (their) best and final offer under the conditions and by the deadline specified in the letter inviting them to submit the best and final offer.

The port authority will sign with the candidate(s) presenting the best offer with regard to the criteria described in Article 6.1 of these CEI regulations and subject to the provisions of Article 6.2 of these CEI regulations, either:

- a public domain occupancy agreement directly (standard agreement in Annex 4)
- or a binding reservation agreement followed by a public domain occupancy agreement (standard agreement in Annex 3)

The port authority reserves the right to interrupt the procedure at any time and the right not to follow up on any of the proposals received, without the candidates being able to claim any form of compensation as a result. The port authority will not be obliged to give reasons for such decisions.

5 SUBMISSION OF BIDS

5.1. – Content of bids

The file containing a candidate's bid must include the following items or it will be rejected outright:

1) Name, position, references and contact details of the author(s) of the response

Where the candidate is a consortium, a single response file must be submitted by the consortium lead, who must be designated and authorised by the other members of the consortium to represent them.

2) Description, terms and conditions of operation of the infrastructure

The file must include a description of the activity and the organisation envisaged at the Cherbourg site.

The following items will therefore be provided:

- Description of the target activities and volume of business envisaged over several years;
- Description of the space required, taking into account the ramp-up and potentially the tapering off of the activity;
- Presentation of the conditions of use of the space or spaces requested, the investments envisaged by the candidate which it would cover and those that Ports of Normandy would need to cover and any technical prerequisites;
- Length of the commitment proposed to the port, over the period from July 1, 2027 to December 31, 2030
- where applicable, length of the reservation period prior to that period;
- Details on the status of the candidate's with its client or the degree of progress made in the procedure for designating the candidate as the winner or holder of a contract justifying the occupancy of the port spaces referred to in Article 1.3 of these CEI regulations.

3) Responses to the selection criteria described in Article 6.1. below

The candidate's financial proposal for each of the financial criteria.

5.2. – Submission of bids

The documents must be drawn up in French or accompanied by a translation by a sworn translator. They must be dated and signed. This formality will be deemed met if the candidate presents its initial bid by means of a signed and dated letter in which the candidate states that it is bound by all of the documents making up its bid.

Candidates shall be required to keep their offers open for acceptance:

- Their initial offer, for 400 calendar days from 25 September 2026; and
- Where applicable, their best and final offer, for 365 calendar days from the deadline for submitting the best and final offer.

The port authority may, if necessary, ask the candidate(s) to extend the period of validity of the initial bids and/or the best and final offers.

Bids must be provided to Ports of Normandy:

- ✓ In hard copy, marked "PORT DE CHERBOURG – CANDIDATURE OCCUPATION DU DOMAINE PUBLIC – TERRE-
PLEIN DES FLAMANDS ET DES MIELLES 2026", sent to this address:

Ports de Normandie
3, rue René Cassin
14280 SAINT CONTEST

- ✓ Or in digital form marked "PORT DE CHERBOURG – CANDIDATURE OCCUPATION DU DOMAINE PUBLIC – TERRE-
PLEIN DES FLAMANDS ET DES MIELLES 2026", sent to this e-mail address:

contact@portsdenormandie.fr

In order to facilitate the analysis of the offers, candidates who submit bids in hard copy must also provide a complete copy of all of the documents on a digital medium (CD, DVD, USB drive or other device).

Regardless of the method of submission, bids which are submitted to the port authority, in whole or in part, after the date and time limit set for their receipt in Article 3 of these CEI regulations and hard copy offers that are not placed in a sealed envelope will be unacceptable and eliminated.

Subsequent bids, and in particular the best and final offer, will be submitted under the conditions specified by Ports of Normandy in the invitation to submit the bid concerned.

6.1. – Selection of bids

The offers will be assessed by the port authority on the basis of the following criteria:

- Project maturity:** this criterion will be assessed on the basis of the progress made with regard to the permits and authorisations obtained or to be obtained, any appeals relating to such permits and authorisations and the associated timetable, the extent to which the applicant has entered into a contract with its client, or the progress of the procedure for designating the applicant as the successful bidder or contract holder under a tender/procurement process or contract justifying the occupation of the areas referred to in Article 1.3 of these consultation rules, as well as the expected date of the project's final investment decision.
The applicant must be in a position to sign a binding agreement (reservation agreement or Temporary Occupation Agreement) with the port within a maximum of 5 months following the decision of Ports of Normandy, as formalised by a resolution of its Trade Union Committee, and, in any event, a Temporary Occupation Agreement within 24 months of that same resolution.
Ports of Normandy is currently planning to adopt this resolution on 24 November 2026.
- Financial aspect:** this criterion will be assessed with regard to the bid most favourable to the port authority, taking account of the following minimum amounts.

	Amounts offered by the candidate taking account of the minimum amounts below
Reservation fee	20% of the land rental fee and the cost of renting the 100 m deep quayside strip. This amount is due only if the effective date of making the land available is more than 1 year after the date of signing the reservation agreement.
Cancellation penalty	50% of the land rental fee and the cost of renting the 100 m deep quayside strip. This penalty takes account of the reservation fee if one was paid. Examples: (principle) - if the reservation fee is 0, the cancellation penalty is equal to 50% - if reservation fee is equal to 20% of the rental cost then the cancellation penalty is 30%, and the reservation fee is retained by Ports of Normandy
Land rental fee Terre-Plein des Flamands	Price per year Year 2027: €13/m ² /year Year 2028: €14/m ² /year Year 2029: €15/m ² /year Year 2030: €16/m ² /year
Rental fee Terre-Plein des Mielles	Price per year Year 2027: €5.5/m ² /year

	Year 2028: €6/m ² /year Year 2029: €6.5/m ² /year Year 2030: €7/m ² /year
Rental fee for 100 m deep quayside strip	Price per year Year 2027: €26/m ² /year Year 2028: €28/m ² /year Year 2029: €30/m ² /year Year 2030: €32/m ² /year
Harbour dues	Estimation of harbour dues applicable to ships and cargo based on the schedule of harbour dues 2026 (https://portsdenormandie.fr/en/harbour-dues-and-port-fees/cherbourg) Candidates shall take into account, on the one hand, a 2% annual increase in port dues from 2027 onwards and, on the other hand, a gradual, linear alignment over a two-year period, from 2027 onwards, of the “outbound” vessel port dues for Categories 8, 10 and 12 with the corresponding “inbound” port dues for the same categories.
Financial guarantee	Ability to provide a demand guarantee or equivalent at the time of signing the reservation and then the Temporary Occupancy Agreement. This guarantee must be equivalent to at least 6 months of the highest rents.

For the purposes of assessing this criterion, each candidate must state its offer, with the option of submitting a bid above the minimum price, for each of the first five items set out in the table above, expressed in euros (€) as at the date of submission of the application.

Port dues are deemed fixed and may not be increased by the candidate. However, candidates must provide an assessment of such dues in relation to the project, taking into account the number of vessel calls, vessel types, cargo, etc.

Candidates shall indicate the areas and periods of occupation requested in order to enable Ports of Normandy, where applicable, to define and differentiate several lots for specified periods, which may then be allocated to one or more candidates in accordance with all the criteria set out in this section.

- Contribution to the improvement of the port infrastructure, financed by the applicant: this criterion will be assessed based on the bid judged most favourable to the port authority.

	Amounts offered by the candidate
Investments, reinforcement/adaptations, in particular to the land (financed by the contract holder)	Nature and scope of investments: - area in m ² - improvement of load bearing capacity in tonnes per m ² .
Reinforcement of quay FL3 (financed by the contract holder)	Nature and scope of investments: - area in m ² - improvement of load bearing capacity in tonnes per m ² .
Financial contribution to the construction of quay FL0, which will be financed by Ports of Normandy	- Amount of the financial contribution proposed by the candidate (the investment is estimated at €35 M€, the current financing plan covers 30M€)

	-Ability of the project and the candidate to provide cashflow to finance the quay. This cashflow will take the form of the payment of land rental fees at the beginning of the project.
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For the purposes of assessing the last amount in the table, each candidate must provide its proposal for the last item above in euros (€).

- Economic impacts for the local area

	Candidate's proposals
Employment This impact is measured in full-time equivalent (FTE) jobs	
Regional, or even local, share of expenditure flows associated with the project This impact is measured in € value	
Impact on port activity throughout the duration of the land occupation (use of nautical services – pilotage, towing and mooring – use of cargo-handling services, and commitment to employing dockworkers). This impact is assessed on the basis of the applicants' commitments regarding the number of port calls / volumes of goods transported by sea for import and export, distributed over the entire duration of the port occupation	

The selection criteria are not ranked or weighted.

6.2. – Finalising of contract documents

Within three months of its decision Ports of Normandy will finalise the contract documents with the candidate(s) identified as having submitted the most satisfactory bids according to the criteria set out in Article 6.1.

If the contract documents with a candidate cannot be finalised within the above-mentioned timeframe, it will not be possible to enter into the agreement with that candidate, and the candidate(s) whose offer(s) was (were) ranked immediately below its bid will be contacted.

7 FURTHER INFORMATION

To obtain any supplementary information that they need during the procedure, candidates may submit a written question to Ports of Normandy no later than fifteen (15) calendar days before the deadline for the submission of the proposals. Failing that, Ports of Normandy will not take these questions into account.

- ✓ All questions must be sent in digital form to this address marked "PORT DE CHERBOURG – CANDIDATURE OCCUPATION DU DOMAINE PUBLIC – TERRE-PLEIN DES FLAMANDS ET DES MIELLES 2026 - QUESTIONS":

contact@portsdenormandie.fr

Answers will be sent to the candidate by the same means as that used to make the enquiry at the latest six (6) calendar days before the deadline set for the receipt of the bids, and they will be forwarded to all of the candidates. Ports de Normandie will publish the questions and answers on the webpage of its website where this transparency procedure is published.

Where the candidate is a consortium, requests for information must be sent to the port authority by the consortium lead and the answers will be sent to the consortium lead by the port authority.

8 APPEALS

Any disputes arising out this procedure will be dealt with by the administrative court with territorial jurisdiction:

Tribunal Administratif de Caen
3, rue Arthur Le Duc
BP 25086
14050 Caen Cedex 4
Telephone: 02 31 70 72 72
Fax: 02 31 52 42 17
Email: greffe.ta-caen@juradm.fr